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DESIGN AND ACCESS STATEMENT

17 EDIS STREET, CAMDEN, LONDON, NW1 8LE





Site plan showing the property.

Introduction

This design and access statement has been prepared to accompany the application for Householder planning consent for the improvement of the property at 17 Edis Street (application reference number: 2016/7041/P)

This is the submission of a lawful development, meeting all the conditions under Class A of the Town and Country Planning (General Permitted Development) Order 2015 within the curtilage of a dwelling house.

According to your website (<https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/before-you-apply/residential-and-business-projects/windows-and-doors/>) we won't need to apply for householder planning permission for changes:

Houses

You will need to apply for householder planning permission for changes to a window or door if:

- it will be made of a different material to the existing (for instance replacing a timber window with a uPVC window);
- your house is covered by an Article 4 Direction and you want to install or replace windows/doors on the front of your house or side if visible from the street; or
- a new window will be located on the upper floor of the side of your house (including the roof slope) and would be clear-glazed and openable (unless the opening part of the window is more than 1.7m above the floor of the room in which it is installed).

and According to **Article 4 Direction Schedule I, Class I - Development within the curtilage of a dwelling house**

1. The enlargement, improvement or other alteration of a dwelling house except in so far as such development affects the side or rear of the buildings so long as;

(d) No part of the building (as so enlarged, improved or altered) which lies within a distance of two metres from any boundary of the curtilage of the dwelling house has a result of the development a height exceeding four metres;

provided that

(c) The limitation contained in sub paragraph (d) above shall not apply to development consisting of;

(i) The insertion of a window (including a dormer window) into a wall or the roof of the original dwelling house or the alteration or enlargement of an existing window; or

(ii) Any other alterations to any part of the roof of the original dwelling house:

Proposal

This application seeks for the improvement of the relationship between the playroom in the basement and the front lightwell at 17 Edis Street. To achieve this, we propose to change the existing window into French doors to the lightwell and the demolition of the metal staircase, adding a new lift platform. A new bathroom will be added where the lobby and laundry were, closing this new room with a proper brick wall, white painted to match the existing facade, and a traditional window instead of the existing door + skylight (see picture in the next page).

The local context & heritage statement

Edis Street sits within the middle of Sub Area 2 of the conservation area. The street is a short road stretching between Gloucester Avenue and Chalcot Road and is one of the less grand streets within the Conservation Area. The houses are generally smaller and overall the street is less impressive.

The Conservation Area statement says that Edis Street is secondary to the more important streets at either end but that it does have a distinctly urban character with a high degree of enclosure. The street's steep sides and views terminated by other tall industrial and residential buildings add to this sense of enclosure.

Each terrace is constructed in London stock brick with decorative stucco features to the front elevation, usually painted white or cream, which serves to unify the terrace. These stucco features often include a rusticated ground floor, projecting window cills and hoods (usually to ground and first floors), moulded window surrounds, parapets and balustrades. A number of properties have projecting door hoods or porch features supported by columns.

These urban qualities are somewhat softened in Edis Street by a number of trees. The quality of the streetscape is such, that while none of the buildings along both sides of Edis Street are listed, they are considered to make a 'positive contribution' to the Conservation Area.

While the terraces are relatively intact on both sides of the street, subtle differences exist where windows have been altered or replaced over time. Above the parapet wall, the roofscape does however, vary considerably. Many of the roof extensions are of traditional mansard design but with both dormer and Velux windows being visible. Some roof extensions have terraces and rooms with large areas of glazing. Despite this variation in the roofscape design and detailing, the terraces do read as consistent and whole pieces of urban fabric.



Existing lightwell



Drawing showing the front of no. 17 and the minimal proposals